



City of Burlington

HISTORIC PRESERVATION COMMISSION MEETING MINUTES FOR THURSDAY, JULY 26, 2007

Chairman Tom Stelling called the meeting to order at 6:30 P.M.

Roll Call: Present: Commissioners Bob Henney, Judy Stone, Kent Strong, Maria Veronico-Ventura, Joel Weis and Chairman Tom Stelling. Also present: Pat Scherrer, Building Inspector, City of Burlington and Chris Schanz of RCEDC. Commissioner Joe Busch arrived at 6:31 P.M.

Citizens Comments: None.

Chairman Stelling expressed sympathy to Doug Lind's family for their loss. Doug will be missed by all who knew him as he was a wonderful person who did many fine things to promote the Historic District and was one of the first members on the HPC Committee.

Approval of Minutes: Chairman Stelling entertained a motion for approval of the June 28, 2007 Minutes. Motion for approval made by Busch. Seconded by Commissioner Strong. All voted aye, motion carried.

John Hobb, 340 N. Pine Street, Burlington, WI 53105 **Certificate of Appropriateness Application**

Mr. Hobbs was in attendance to present his Certificate of Appropriateness Application for his project at 340 N. Pine Street, to include stripping the current paint from the door, completing all necessary repairs to the door, stain and finish the door to match all other doors on the building and reuse all existing hinges, door handles and locks.

The Commissioners discussed the door in question regarding the replacement of the lower wood filled panel being replaced with glass to allow historic appropriateness. Commissioner Busch motioned to recommend to the Common Council approval of the Certificate of Appropriateness Application to Mr. Hobbs as presented with the lower wood filled panel being replaced with glass. Seconded by Commissioner Weis. There was no further discussion; all voted aye, motion carried.

John Hobb, 340 N. Pine Street, Burlington, WI 53105 **Façade Grant Application**

Mr. Hobb's Façade Grant Application for his project at 340 N. Pine Street was for costs associated with the door recommended for approval in his Certificate of Appropriateness Application.

Chairman Stelling discussed the possibility of costs increasing due to glass replacement, and thought perhaps funds for 340 N. Pine Street may have been used to the maximum amount. Chairman Stelling asked Chris Schanz of RCEDC to verify if funds are available.

Chairman Stelling entertained a motion to table Mr. Hobb's Façade Grant Application until the August HPC meeting. Motion to table made by Commissioner Busch, seconded by Commissioner Veronico-Ventura. All voted aye, motion carried.

Barbara Stahl, 557 N. Pine Street, Burlington, WI 53105 **Façade Grant Application**

Ms. Stahl originally appeared before the HPC Commission during the May meeting at which time her application was tabled until additional information could be obtained from Burlington Glass. Ms. Stahl stated she had again contacted Burlington Glass and they indicated if glass were replaced, it would continue to break after a few years.

The Commissioners were concerned with wood replacement not being appropriate and gave examples of other buildings that used glass for the same application without problems. Ms. Stahl will have Burlington Glass contact Chairman Stelling, as she indicated she had no objections to using glass and not wood.

Chairman Stelling entertained a motion to table Ms. Stahl's Façade Grant Application until the August HPC meeting to allow time to contact Burlington Glass, and/or any other glass company she may wish to contact. Motion made by Commissioner Veronico-Ventura. Seconded by Commissioner Strong. All voted aye, motion carried.

**Neil DeMant, 316-336 N. Pine Street, Burlington, WI 53105
Façade Grant Application**

Mr. Demant had provided lien waivers for his project.

A Response Team visit had been done by Commissioners Busch, Veronico-Ventura and Chairman Stelling. Their findings were the project was not completed as approved.

Items not completed as approved were window transoms, the wood versus grained siding, which also is not painted, plywood can be seen around the windows and needs to be caulked, with the overall project having an unfinished look.

Pat Scherrer, Building Inspector or Chris Schanz of RCEDC will contact Mr. Demant advising him of requirements to become appropriate to his approved Certificate of Appropriateness Application.

Chairman Stelling entertained a motion to not release funds until contact has been made with Mr. DeMant and once he has completed his project as approved, another Response Team visit to be done to verify completion. Motion made by Commissioner Veronico-Ventura. Seconded by Commissioner Henney. All voted aye, motion carried.

**Jeff Krien/Krien's Color Bar, 597 N. Pine Street, Burlington, WI
Certificate of Appropriateness Application**

Troy Ketterhagen was present to present the Certificate of Appropriateness Application for Mr. Jeff Krien of Krien's Color Bar. Mr. Krien proposed replacing seven large stucco patterned areas with Maxi tile Fiesta Stucco cement board panels.

The Commissioners discussed the possibilities of what could be done if Mr. Krien were to apply for Grant Funds with matching funds of 50%, up to \$5,000.00. All felt the corner location was a show case corner for historical downtown Burlington.

Chairman Stelling informed Mr. Ketterhagen that information was available from the Burlington Historical Society showing what the property looked like originally and that would be a good starting point for restoration.

Chairman Stelling also offered his services for historical background information, and also Pat Scherrer, Building Inspector for information on background information or state requirements for additional funds.

Mr. Ketterhagen stated he would provide the information to Mr. Krien and would return to the August HPC meeting. Chairman Stelling entertained a motion to table Mr. Krien's Certificate of Appropriateness Application until the August HPC meeting. Motion made by Commissioner Busch. Seconded by Commissioner Strong. All voted aye, motion carried.

Discussion of Current Projects and Response Team Updates

<i>Applicant/Business</i>	<i>Address</i>	<i>Project</i>	<i>Date Approved</i>
Jennifer Bero/Beijing Gardens Restaurant	464 – 468 N. Pine Street	Various façade improvements *Removing vertical siding and replacing with cement board horizontal lap siding; removing second floor windows and installing 3 new double-hung windows; restoring and repairing the sills on the third floor windows; restoring and repainting cornices on second and third floors. The suggested paint colors are from the Historic Preservation palette.	6/28/07
Mark Hammes/Hammes' Eastside Emporium	160 E. Chestnut Street	Siding to be painted Roycraft Copper Red. Trim to be painted Birdseye Maple. Projecting sign was approved contingent on moving the apostrophe to after the name.	6/28/07

Christopher Haase/Sacred Image Tattoo	241 E. Chestnut Street	Sign permit was approved as presented in the photo as a wall sign on the building.	6/28/07
Kathryn Martell	173 E. Chestnut Street	Substantial Façade Improvements to be made. Window, door and bulkhead replacement. Windows and trim on 1 st PP, 2 nd PP, and 3 rd PP floors to be painted Renwick Olive. Remaining trim and bulkheads to be painted Downing Sand.	6/28/07
Dave Berlin	120 W. Chestnut Street	Various façade improvements *completed elevation with colors noted & partial floor plan to be submitted to Building Inspector for review of Code conformity.	3/23/06
Paul Zarek/Zarek Insurance SEE BELOW	124 & 136 E. Chestnut Street	Bulkheads to stay at existing height with brick removed and wood bulkheads replaced; windows to be replaced with bronze color window frames; façade color to be Downing Sand with trim color to be determined at a later date; brick corbelling detail to be re-installed similar to photo provided dated mid-1965; new steel 6-panel door to be installed (style presented, W-470) to 2 nd PP story apartments; two 2/3 glass doors similar to drawing to be installed to first floor storefront; deteriorated brick to be replaced if necessary. Extension approved through July 31, 2007.	Approved 4/26/07 Completion date: 7/31/07
Dale Bruesewitz	140 W. Chestnut Street	Cleaning, priming and a sample paint color on the awning to allow a Response Team Visit to determine appropriate color details of the metal awning and wood trim for final recommendation	7/27/06
Ralph Zumpano/Zumpano's Pizza	180 E. Chestnut Street.	Painting of the upper trim on eave Bungle house Gray.	9/28/06
Barbara Stahl/Pine Street Curiosities	557 N. Pine Street	Removal of all wood overhang from the front façade to expose the brick and crackled/frosted glass copper framed windows beneath the wood.	10/26/06
Gayle Falk/Burlington Public Library	160 E. Chestnut Street	Request to repair or replace rotting roof railings and spindles with exact or similar polyurethane replicas in identical colors to match current trim.	1/25/07 & 2/22/07
Greg & Judy Lemieux / Chocolate Expressions	256 E. Chestnut Street	Installation of railing on front step as presented in color bronze.	2/22/07
Barbara Stahl/Pine Street Curiosities	557 N. Pine Street	1) Installation of awning in Mahogany with scallops and door to be painted Aurora Brown; 2) Approval of Sherwin Williams Downing Sand and Aurora Brown in a combination at owners discretion where color are placed on window trim and doors; 3) Transom glass to be replaced with glass if possible. If not, must return to HPC for further consideration.	5/24/07
Nicolette Sullivan	256 E. Chestnut Street	Tuck pointing on the block work on the building's north and west walls (alley side).	5/24/07

Paul Zarek/Zarek Insurance, 124 & 136 E. Chestnut Street, Burlington, WI 53105

***Discussed from listing above**

Chairman Stelling and Commissioner Busch visited Paul Zarek's project at 124 & 136 E. Chestnut Street review color changes requested by Mr. Zarek. The Response Team recommended approving changing the colors to Bowling Sand on the bulkheads, Rockwood Brown for the accent color and for the door to remain natural. Motion to recommend amending the Certificate of Appropriateness Application for Paul Zarek for his project at 124 & 136 E. Chestnut Street made by Commissioner Busch. Seconded by Commissioner Weis. All voted aye, motion carried.

Discussion of HPC promotional opportunity: monthly newspaper distributed by the City of Burlington Chamber of Commerce:

The Commissioners discussed possibly showcasing successful projects done within the HPC District in the Chamber paper and thought this a good way to promote completed projects.

Commissioner Veronico-Ventura distributed a questionnaire she had prepared for downtown businesses and asked the Commissioners to review and add anything additional they thought impertinent.

Commissioner Strong indicated he brought up the issue of maintenance in the downtown area to the Common Council and he had recommended a separate line item in the budget to cover expenses.

The Commissioner also discussed perhaps placing a sign at the City Limits for Historical Downtown Burlington.

Discussion of HPC's authority in providing multiple Grants to properties with respect to the HPC Ordinance.

The Commissioners discussed the authority of the HPC and ways in which multiple grants may be offered to one property. RCEDC provided a letter stating David Torgler, City Administrator was confident that HPC does have the authority to provide multiple Grants to one property for the front and back of properties.

Discussion ensued regarding various possibilities for distribution of additional grants for one property. After much discussion, Chairman Stelling entertained a motion that a property owner may come back for additional funds provided the applicant has a proven track record on previous façade grant applications and provided the applicant is requesting to return the building to its' historic look on another façade of the same building. Motion to recommend approval made by Commissioner Busch. Seconded by Commissioner Veronico-Ventura. All voted aye, motion carried.

The Commissioners discussed possibly realigning other items for additional funds at a later date.

Review of Grant Funding Status

Grant Fund #3: \$50,000.00

Grant Amounts Approved: \$12,800.00

Grant Amounts Available for Applications: \$37,200.00.

Questions and Comments concerning potential/future projects: None

There being no further items for discussion, Chairman Stelling entertained a motion to adjourn. Motion made by Commissioner Busch, seconded by Commissioner Veronico-Ventura. All voted aye and Chairman Stelling adjourned the meeting at 7:58 P.M.

Minutes respectfully submitted by:

Deb Rintamaki
Department of Public Works

